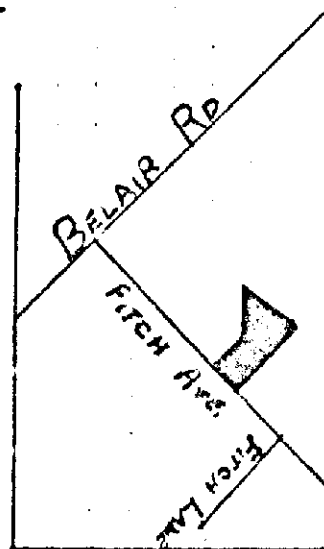


PLAT FOR SIDYARD VARIANCE 4318 FITCH AVE

S. 88° 42' W. 284.72'

1.368 Ac ±



E.D. 14



EXISTING ———
PROPOSED - - - - -

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY John M. Blase
PLANNING

DATE 11/28/81

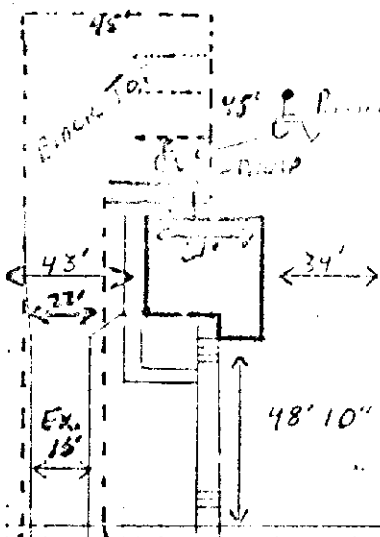
BY James S. D.
ZONING COMMISSIONER

DATE 11/30/81

82-93-A
C-1533-81

VACANT
BR

PARKING - PROPOSED OFFICE
490/300 = 0 LESS THAN
5,000 SF
3 SPACES PROVIDED
including 1 HANDICAPPED



BR

ONE BLOCK = 10'
ZONED MLR
WATER & SEWER IN ROAD

81220 10826

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 230.2 to permit a sum of side yards of 77' instead of the required 60'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

House is existing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
MARIAN AYRES
(Type or Print Name)
Signature
3835 Bay Drive (Residence)
Address
Baltimore, MD 21220
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
BERTHA LINNEN
(Type or Print Name)
Signature
(Type or Print Name)
Address
Baltimore, MD 21236
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Contract Purchaser:
Marian Ayres
Name
4300 Ridge Road - Business
Baltimore, MD
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of October, 1981, at 9:45 o'clock A.M.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 1, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #24 (1981-1982)
Property Owner: Bertha Linnen
N/S Fitch Avenue 269.5' N.W. of Fitch Lane
Acres: 108.26/284.72 x 384.35/413.55
District: 14th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Fitch Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

A tributary to Stemmers Run traverses this property. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Fitch Ave., 269.5' :
NW of Fitch Lane, 14th District : OF BALTIMORE COUNTY
BERTHA LINNEN, Petitioner : Case No. 82-93-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of September, 1981, a copy of the foregoing Order was mailed to Bertha Linnen, 4318 Fitch Avenue, Baltimore, Maryland 21236, Petitioner; and Marian Ayres, 3835 Bay Drive, Baltimore, Maryland 21220, Contract Purchaser.

John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

080
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Bertha Linnen
4318 Fitch Avenue
Baltimore, Maryland 21236

RE: Item No. 24
Petitioner - Bertha Linnen
Variance Petition

Dear Ms. Linnen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convert the existing dwelling to an office and the setbacks are deficient, this hearing is required.

Particular attention should be afforded to the comments of the Office of Current Planning and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bco

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #2.9 - Chulan Sarwar
- Item #2L7 - Betty Lee Dulany, et al
- Item # 10 - Fung Kun Lun, et al
- Item # 11 - Baltimore and Ohio Railroad Company
- Item # 14 - Lewis Investment Company
- Item # 15 - North View Associates
- Item # 16 - Transportation Displays, Inc.
- Item # 17 - Gale and Helen Nelson
- Item # 18 - William and Kathryn Koenig
- Item # 19 - East Bay Development Corp.
- Item # 21 - Karen Daniels, et al
- Item # 22 - Wesley R. and Cecilia M. Daub
- Item # 23 - Demetris Deretrakis
- Item # 24 - Bertha Linnen
- Item # 26 - Robert E. and Pearl A. Bouse, Jr.
- Item # 27 - Randallstown Associates
- Item # 28 - Arundel Lumber Company, Inc.
- Item # 29 - Pulaski Industrial Park, Assoc.
- Item # 30 - Samuel L. and Margaret B. Brown
- Item # 32 - Charles J. and Eva Lee Plachon, Jr.

September 14, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #24, Zoning Advisory Committee Meeting, August 11, 1981, are as follows:

Property Owner: Bertha Linnen
Location: N/S Fitch Avenue 269.5' N.W. of Fitch Lane
Acres: 108.26/284.72 X 384.35/413.55
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The driveway and parking area do not meet Baltimore County standards for a commercial driveway and parking area. The driveway must be a minimum of 24' wide.

Landscaping should be provided.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

IJF/fth

ORDER RECEIVED FOR FILING

DATE October 6, 1981
BY Sharon M. Caplan
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~would~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 6th day of October, 1981, that the herein Petition for Variance(s) to permit a sum of side yards of 77 feet in lieu of the required 80 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the

approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Bertha Linnen

Location: N/S Fitch Avenue 269.5' N/W of Fitch Lane

Item No.: 24

Zoning Agenda: Meeting of August 11, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Est. 11/11/81
Planning Group
Special Inspection Division

Noted and
Approved: George M. H. Cannell
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #24, Zoning Advisory Committee Meeting: August 11, 1981

are as follows:

Property Owner: Bertha Linnen
Location: N/S Fitch Avenue 269.5' N/W of Fitch Lane
Existing Zoning: MLR
Proposed Zoning: MLR

Variance to permit a sum of side yards of 77' in lieu of the required 80'.

Acres: 108.26/284.72 X 384.35/413.55
District: 14th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section A

X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Compliance to the State Handicapped Code is required on all change of occupancies.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
Zoning Advisory Committee

10. Sharon M. Caplan
FROM: Economic Development Commission

Date: August 14, 1981

SUBJECT: Item #24 Property Owner: Bertha Linnen
Location: N/S Fitch Avenue 269.5' N/W of Fitch Lane
Existing Zoning: MLR
Proposed Zoning: Variance to permit a sum of side yards of 77' in lieu of the required 80'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

SMC:jet

Sharon M. Caplan
SHARON M. CAPLAN

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 11, 1981

RE: Item No: 24, 25, 26, 27, 28, 29, 30, 31, 32
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

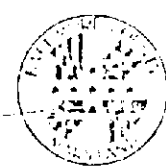
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KSP/bp



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 6, 1981

Ms. Marian Ayres
4300 Ridge Road
Baltimore, Maryland 21236

RE: Petition for Variance
N/S of Fitch Ave., 269.5' NW of Fitch
Ave. - 14th Election District
Bertha Linnen - Petitioner
NO. 82-93-A (Item No. 24)

Dear Ms. Ayres:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

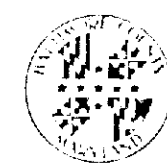
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Bertha M. Linnen
4318 Fitch Avenue
Baltimore, Maryland 21236

John W. Hessian, III, Esquire
People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 17, 1981

Marian Ayres
3835 Bay Drive
Baltimore, Maryland 21220

RE: Petition for Variance
N/S Fitch Ave., 269.5' NW of Fitch La.
Bertha Linnen - Petitioner
Case #82-93-A

Dear Ms. Ayres:

This is to advise you that \$43.13 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PROPERTY DESCRIPTION FOR CHANGING VARIANCE

4318 FITCH AVENUE

Beginning on the North side of Fitch Avenue, 269.5' Northwest of Fitch Lane, and running N 29°15'E 413.55', then S 68°42'E 284.72', then S 27°33'E 294.5', then S 18°W 179.83', then S 72°E 108.26' to a place of beginning and known as 4318 Fitch Avenue.

PETITION FOR VARIANCE 14th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Fitch Avenue, 269.5 ft. Northwest of Fitch Lane
DATE & TIME: Thursday, October 1, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a sum of side yards of 77' instead of the required 89'.
The Zoning Regulation to be excepted as follows:

Section 250.2—Minimum sum of side yard setbacks in M.L.R. Zone
All that parcel of land in the Fourteenth District of Baltimore County.

Beginning on the North side of Fitch Avenue, 269.5' Northwest of Fitch Lane, and running N 20° 35' E 415.55', then S 88° 42' W 284.72', then S 27° 30' E 204.5', then S 18° W 179.85', then S 72° E 108.26' to a place of beginning and known as 4318 Fitch Avenue.

Being the property of Bertha Linnen, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 1, 1981 at 9:45 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 10.

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

of one time successive weeks, before the 1st

day of October, 1981, the first publication

appearing on the 10th day of September

1981.

THE JEFFERSONIAN,

L. Lusk Stricker

Manager.

Cost of Advertisement, \$ 7.50

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 101645

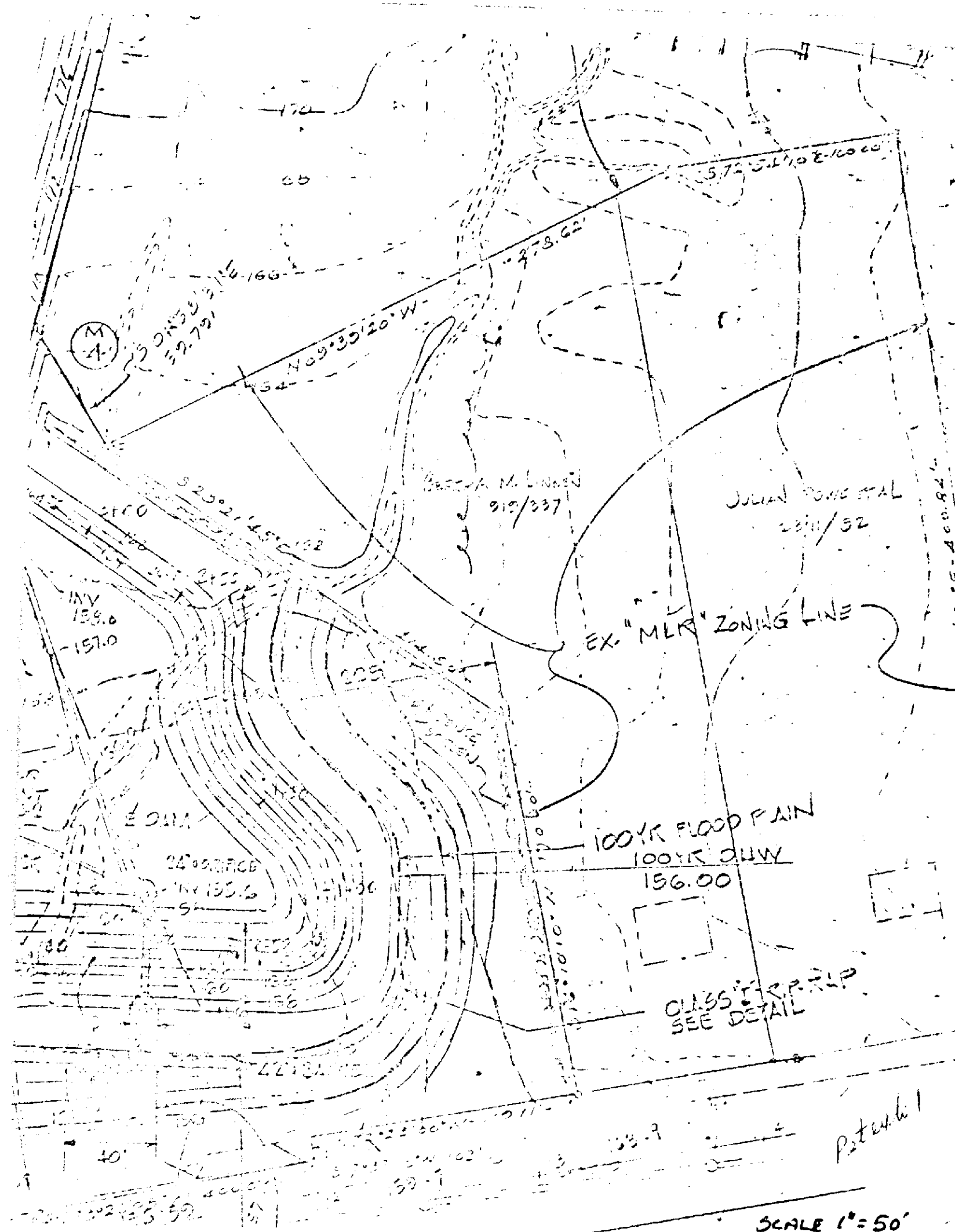
DATE 10/5/81 ACCOUNT 01-662

AMOUNT \$43.13

RECEIVED FROM Marian Ayres

FOR Posting & Advertising of Case #t2-93-A (Linnen)

VALIDATION OR SIGNATURE OF CASHIER



PLAT FOR SIDEYARD VARIANCE 4318 FITCH AVE.

1.368 Ac ±

N

Zoned MLR

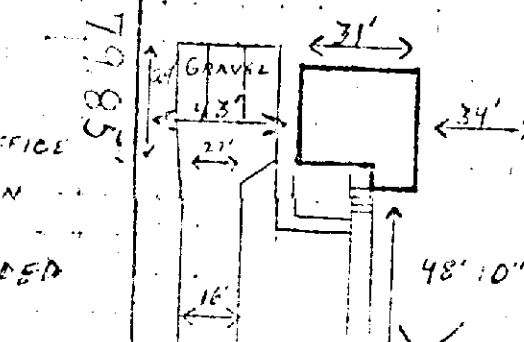
VACANT BR

Existing House
PARKING - PROPOSED OFFICE
970/300 = 0 LESS THAN
5,000 LB
3 SPACES PROVIDED

14' Election District
Scale 1" = 50'

ZONED MLR

WATER & SEWER IN ROAD



CENTER OF
FITCH AVE. 40' P/W

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 100472

DATE 9/1/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Marian Ayres Realty, Inc.

FOR Filing Fee for case #82-93-A

1 250.00

VALIDATION OR SIGNATURE OF CASHIER